



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Wynnfield Development, LLC
P. O. Box 91323
Mobile, AL 36691

Re: West terminus of Wynnridge Drive extending to the South terminus of Widgeon Drive.
Council District 6
SUB2015-00028
Wynnfield Subdivision, Unit 5
25 Lots / 15.2± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 1, 2015, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Approval limited to Phase One of Unit 5, consisting of 25 lots and associated common areas;**
- 2) **Phase Two of Unit 5 to be designed to comply with the requirements of the Subdivision Regulations and the International Fire Code, as adopted by the City of Mobile, requiring a new submittal to the Planning Commission;**
- 3) **Future development from the street stub of Wynnridge Drive to comply with the requirements of the Subdivision Regulations and the International Fire Code, as adopted by the City of Mobile ;**
- 4) **Revision of the plat to depict only a cul-de-sac at the eastern terminus of Wynngate Way, adjacent to the proposed Lots 22 and 23;**
- 5) **Revision of the Subdivision name on the plat from “Wynnfiend” to “Wynnfield”;**
- 6) **Compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City***

October 5, 2015

Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);

- 7) **Compliance with Traffic Engineering comments:** *(Per Section V.B.12 of the Subdivision Regulations, the alignment of Wynngate Way from Curve 4 to Curve 6 should be modified to eliminate the series of reverse curves with no 100 foot tangent in between. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.); and*
- 8) **Compliance with Engineering comments:** *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Add street names to the vicinity map. E. Label the area enclosed by the curves #14 – 17 (located between Lots 2 and 43). Is it Common Area? F. Provide an updated Plat for review after revising the centerline of Wynngate Way to meet the requirements the Subdivision Regulations. G. Review and revise the written legal description to include a written bearing and distance near Lot 6. H. Correct the Subdivision Name from “Wynnfiend” to “Wynnfield”. I. Remove references to Mobile County Engineer. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.


Wynnfield Subdivision, Unit 5
October 5, 2015

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Company, Inc.